



Village of Lemont

R05-15-A-065

418 Main Street, Lemont, IL 60439-3788

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December 16, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mrs. Cromwell:

The Village of Lemont, Illinois is submitting the enclosed application for a Brownfield Assessment Coalition Grant. The Coalition, through Lemont as the lead entity, is requesting \$200,000 to assess hazardous substances from the United States Environmental Protection Agency's Brownfields Program.

Lemont, Lockport and Crest Hill are the coalition members. These three contiguous municipalities are nestled in the DesPlaines River valley, and they are located in Will County, Illinois, with a small portion of Lemont straddling the Cook County border.

Lemont is the oldest of the coalition members, founded in the 1830's. Lemont served as a base for additional settlers who arrived in 1836 to construct the Illinois & Michigan Canal. The Canal was vital to the economic development of Illinois and the Midwest since it provided a navigable water link that extended from New York through the Great Lakes to the Gulf of Mexico. This water linkage helped spur industrial growth that included chemical, oil, steel and supporting businesses. Lockport was founded in 1853, and Crest Hill was founded in 1960.

This industrial legacy continues to provide employment today, but it also resulted in brownfield sites which has prompted this grant application.

Applicant Identification: Village of Lemont, 418 Main Street, Illinois 60439

DUNS number: 00-734-5142

Funding Requested:

Grant Type:	Assessment
Amount:	\$200,000.00
Contamination:	Hazardous Substances
Type:	Coalition

Location Lemont, Illinois

Contacts:

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Date Submitted: December 16, 2014

Project Period: Three years

Population: Lemont: 16,000 (2010 U.S. Census Bureau)
Lockport: 24,839 (2010 U.S. Census Bureau)
Crest Hill: 20,837 (2010 U.S. Census Bureau)

Should you have any questions about this grant proposal, feel free to contact me.

Sincerely,



George Schafer
Village Administrator

cc Brad Bradley & Romona Smith, Brownfields Coordinator, Region V, USEPA

**FY 2015 USEPA Brownfields Community-Wide Hazardous Substances Coalition
Application**

The Municipalities of Crest Hill, Lemont, and Lockport, Illinois

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need:

a. Targeted Community and Brownfields

i. Targeted Community Description

The three contiguous municipalities of Crest Hill, Lemont and Lockport nestled in the Des Plaines River Valley are located in Will County, Illinois, with a small portion of Lemont straddling the Cook County border.

Lemont is the oldest of the coalition members, founded in the 1830s. Lemont served as a base for settlers who arrived in 1836 to construct the Illinois & Michigan Canal. The Canal was vital to the economic development of Illinois and the Midwest as it provided a navigable water link along with the Des Plaines River that extended from New York through the Great Lakes to the Gulf of Mexico. Transportation has been augmented by the addition of major highways (Interstate 55, Route 83, and I-355), a rail line and a second canal—the Chicago Sanitary Ship Canal. Petroleum refining, chemical, cement, asphalt manufacturing, and, steel making facilities developed here but also left brownfield sites in need of redevelopment.

The City of Lockport and the Village of Crest Hill developed adjacent to Lemont utilizing the business, transportation and recreational strengths of the Des Plaines River Valley. Lockport was founded in 1853 and Crest Hill was founded in 1960.

Virtually all of the minority and low-income residents reside in those census tracts (8808, 8805.01, 8805.02, and 8240.04) where the brownfield sites are located.

ii. Demographic Information

Demographic information about the targeted communities is included in the following table.

	Census Tract 8808 (Crest Hill)	Census Tract 8805.01 (Lockport)	Census Tract 8805.02 (Lockport)	Census Tract 8240.04 (Lemont)
Population	3,447	20,487	5,226	5,263
Unemployment	2.8%	5.4%	10.6%	13.5%
Poverty Rate	6.4%	6.1%	9.8%	5.9%
Percent Minority	48.59%	47.8%	9.28%	12.94%
Median Household Income	\$64,954	\$64,368	\$76,903	\$68,729

iii. Brownfields

Virtually all of the brownfield sites are in three areas contained in the census tracts identified in the above table: (1) the industrial district along Archer Avenue and State Route 83, which is one

of the north side portals to the area and covers Lemont and Lockport, (2) along the Waterway Corridor which includes the Des Plaines River and the I & M National Heritage Corridor and crosses all three municipalities, and (3) the Route 53/Route 7 areas which include the downtown areas of Crest Hill and Lockport.

Economic redevelopment, reduction of surface water impairments, and prevention of chemical migration to drinking water aquifers are the top three needs for this project. The closing of Lockport's largest employer—the Texaco Oil Refinery—affected all three municipal coalition members economically and emotionally. More recent closings of other employers—Oxbow Midwest Calcining and Arkema among others, coupled with layoffs at Midwest Generation and other smaller firms—has slowed economic recovery and stunned the sense of well being for many in the coalition. Until known brownfield sites are assessed and remediated, progress on resolving these needs will be severely limited.

This community-wide assessment grant will help identify additional brownfield sites that can be added to the initial list of brownfield sites described below.

Industrial District along State Route 83, Archer Avenue, & portions of Main Street, Lemont
12897 Main Street (approximately five acres). This former industrial property is also located near one of the northern gateways to the Des Plaines River Valley in an area zoned industrial. This site has interest from redevelopers, but questions about environmental liability loom.

13511 Main Street-A (approximately twenty acres). This site formerly hosted another industrial coatings manufacturer who ceased operations. Weathered limestone close to the surface provides pathways for contaminants to reach drinking water wells.

13511 Main Street-B (approximately five acres). This site is located in an area surrounded by lower income residents. Polymers and industrial coatings were manufactured at this location which raises concerns about potential impacts on human health and the environment. This site, along with the adjacent site described below, have been identified by residents and municipal officials as sites with a "high priority" to redevelop.

13589 Main Street (approximately twenty-five acres). This property has served as a chemical storage facility. Located in an area zoned industrial and supported by relatively recent infrastructure improvements, this site is attractive for commercial or industrial redevelopment.

Route 83 at Old Chicago Road (approximately three acres). This abandoned building and paved parking lot may have been used to store herbicides and pesticides used by a landscaping business. A private drinking water well is known to still be usable on this parcel.

Waterway Corridor

Main & Maley Street, Lemont (approximately fifteen acres). The former site of Union Chemical, is in an attractive location for mixed use office space/green space. The outer portions of the property could provide a campus-like link to an existing bicycle/walkway while the inner portion of the property is ideally suited for office space rather than industrial use.

Route 53/Route 7 which includes the downtown areas of Crest Hill & Lockport

1101 S. State Street (approximately one acre). Revitalizing this former auto body shop property and other nearby properties are considered crucial for a positive transformation of this portion of Lockport and to prevent deterioration of the adjacent neighborhoods.

Broadway Street (Route 53/Route 7) (approximately 44 acres). This commercial strip of Crest Hill between Theodore Street and the railroad should be redeveloped to help re-energize the original business section of town. Two brownfield sites, one commercial and one industrial, are located here. This largely Hispanic, lower income neighborhood is located at the edge of the Des Plaines River Valley southwest and adjacent to Lockport.

iv. Cumulative Environmental Issues

County and State health officials suspect the cumulative environmental exposures from three older coal burning power plants, vehicle exhaust from the region with the most congestion in Illinois (IDOT traffic volumes), and the large number of companies with air emissions (IEPA Air Permit records) are contributing to a higher volume of respiratory problems in Will County than found in nearly all other Illinois counties.

b. Impacts on Targeted Community

Brownfield sites in all three municipalities pose potential impacts on human health and the environment. A primary concern shared by the coalition partners is contaminants migrating to the three waterways (Des Plaines River, Sanitary and Ship Canal, and the I & M Canal) from adjacent brownfield sites. These waterways have served as the waste conveyance system for industrial operations and urban run-off. Stormwater discharge from brownfields is a huge concern not only from a flooding standpoint but from a water quality issue as contaminated water enters the waterways.

Fish consumption is impaired by the presence of mercury and polychlorinated biphenyls (PCBs). Pregnant women and ethnic populations who consume large quantities of fish or eat the whole fish (as opposed to filet sections) are at greater health risk from exposure to mercury and PCB concentrations. Aquatic life in these waterways is impaired by the presence of iron, oil, grease, chloride, and phosphorus according to water impairment information from the Illinois and United States Environmental Protection Agencies. (Illinois Integrated Water Quality Report & Section 303 (d) List-2014; EPA My Water. <http://www.epa.gov/myenv/MyWater.html>)

Previous land uses indicate a strong likelihood that volatile organic compounds, heavy metals, and polynuclear aromatic hydrocarbons are present. In this part of the Des Plaines River Valley, limestone outcrop is common and usually found within one foot of the surface below permeable, glacial loess. A major concern is that chemicals left at brownfield sites might be seeping through the relatively thin, permeable loess soils to the fractured and weathered limestone and into the groundwater. Private drinking water wells, known to exist in two of the municipalities, may be the most vulnerable because they tend to be shallower than community water supply wells. All three municipal coalition partners obtain drinking water for their residents from bedrock wells. Officials wonder how long before contaminants from recently closed sites might reach these deeper community wells.

Another concern is that these chemicals, which have already been documented in at least three cases (one in each municipality), have a pathway to the Des Plaines River and the sensitive ecosystem that serves as habitat for the Hine's Emerald Dragonfly and Blanding's Turtle, both endangered species.

Ethnic minorities living among these brownfield sites include African-American, Asian and a rapidly growing Hispanic population. Most of these minorities are part of a "later wave" of residents who live in residences that were formerly owned by Eastern European immigrants who built the I & M Canal and comprised a large part of the workforce that started the business and industrial legacy of the area. Higher income residents tend to live in newer subdivisions located on the edges of these municipalities, not in the older neighborhoods where the brownfield sites are located. Consequently, the current residents in these older neighborhoods are the most likely persons to be exposed to off-site migration of contaminants even though they did not receive direct economic benefits from these facilities while they were in operation, such as in Lockport where the Texaco Refinery closed and in Lemont where Arkema and Oxbow Midwest Calcining are not in operation.

c. Financial Need

All three municipalities have relied heavily on sales tax and new growth to maintain municipal operations and provide increased services to the residents. Since the 2008 economic downturn, the revenue base for both sales tax and building permits has decreased by 15% and 20% respectively. Retail establishments have closed or left the "downtown" area. The growth of new commercial units has not offset the loss of existing retail stores in Lockport and Lemont. The decline of the housing market and the decrease of new housing starts have also added to the loss of revenues. The revenue generated from new construction has decreased significantly over the past four years and although the new construction permits have increased slightly over the past year, the loss from the previous three years has caused major financial issues. Lemont and Lockport have cut staff and some services have been outsourced or eliminated. Property values in the areas where brownfield sites are located have declined in the past four years resulting in the loss of property taxes for all three municipalities.

Lower property values and minimal new growth has negatively impacted Lemont's Tax Incremental Financing Districts (TIF). The TIF Districts rely on property assessments to grow above the base rate established at the time the district was established and the increment generated from the increase set aside in the TIF fund. The Village has established Three TIF Districts where several of the brownfield sites are located. Redevelopment of the brownfield sites will stimulate new construction and generate increased tax revenue. The additional growth will result in more employment opportunities and increased TIF funds which can be used for infrastructure improvements and support brownfield redevelopment within the TIF Districts.

Economic woes for these municipalities have been compounded by two waves of job losses. The first wave hit two of the largest employers in the area—Texaco Oil and Caterpillar—prior to the Great Recession. While job losses occurred in all three municipalities from this first wave, closure of the Texaco Oil Refinery in Lockport which was the largest employer in the City as well as employing residents from Crest Hill and Lemont, created economic problems from which Lockport still has not recovered. As one of the major industrial employers in Will County, the

closure of the Caterpillar facility south of Lockport caused job losses among all three coalition members.

The second wave of job losses impacted the local labor force between 2007 and 2012. During this time period, ninety-seven (97) employers experienced layoffs or closures. As least 15% of Lemont's labor force was impacted, but when combined with Lockport the percent of labor force impacted job drops. Jobs in the transportation & warehousing, and retail trade categories suffered the largest number of job losses. The chart below illustrates the job loss impact between 2007 and 2012.

Impact on Lemont & Lockport Labor Force 2007-2012	
Population	40,826 (2010 Census)
Labor Force	22,176 (2008-2012 ACS Estimates)
Jobs Lost to Layoffs/Closures	1510 – 3,283 (2007 & 2012 Business Patterns)
Percent of Labor Force Impacted	6.8% to 14.8%

Data is from the U.S. Census Bureau

2. Project Description and Feasibility of Success:

a. Project Description

This project will identify and assess brownfield sites where there are known or suspected hazardous substances. Assessment and ultimately redeveloping brownfield sites is the primary action item in the recently adopted Lemont 2030 Comprehensive Plan. The Lockport Capital Improvement Plan also supports this action item.

While the Comprehensive Plan was being developed, a community needs assessment survey was conducted by the Lemont Park District. Residents revealed through this survey that their top two recreational desires are: 1) biking paths/trails, and 2) connectivity between paths/trails in the area. This finding has been translated to a long term goal in the Park District's Strategic Plan. To fulfill the shared vision, the USEPA brownfields grant is needed to assess brownfield sites that might be used to provide connections between these trails.

Community involvement activities will help identify the type of redevelopment that is compatible with neighborhood goals while at the same time building support for a vision to come to life. Through this brownfields initiative, the coalition members will build upon the partnership with the citizens, neighborhoods, and businesses most affected by brownfields which has begun.

Lemont will be responsible for overseeing and monitoring the grant project. These tasks include creating a brownfields inventory; disseminating information about the project to the communities; selecting sites for assessment; and tracking the progress of the grant. Lemont will be responsible for procuring all contractual services and submittal of required reports to the USEPA. Lemont's Finance Director will manage and track all financial transactions and generate required financial reports. A qualified environmental consultant will assist with grant management operations, perform the assessment work, and assist with required reporting.

Phase I and Phase II Environmental Site Assessments (ESAs) will occur at brownfield sites prioritized through a community-oriented planning process which will be conducted by an experienced environmental consultant. Cleanup and redevelopment will be conducted for the highest priority sites. Eleven Phase I ESAs are anticipated and at least six Phase II ESAs may need to be completed.

b. Task Description and Budget Table

i Task Description

Project Task #1 – Environmental Consultant Selection and Community Involvement

Municipal representation from all three communities will be involved in selecting a qualified environmental consulting firm. This will be done on a competitive basis, with consideration of small and disadvantaged businesses, and in compliance with federal procurement policies. The environmental consulting firm must demonstrate success with Phase I and Phase II ESAs, state and federal remediation programs, and a variety of community involvement projects.

The budget includes community involvement costs for: three initial neighborhood meetings in each of the key target areas where there are known brownfields sites plus small group follow-up meetings to provide updates on progress and listen to residential concerns (\$11,600); creation and maintenance of the Brownfield Advisory Committee (\$9,500); development of web site material, project brochure, frequently asked questions fact sheet, and news releases (\$1,400); and business outreach meetings with existing brownfield property owners and adjacent businesses (\$800).

Activities	Deliverables	Completion Date
Develop and issue news release announcing grant award	News release	Spring 2015
Develop and issue RFP	RFP	August 2015
Identify environmental consultant	List of environmental consultants responding to RFP, scoring results based on criterion, and name of selected consultant	October 2015
Develop and disseminate news release, web site information, and brownfields materials	News release, web site link, and brownfield materials	December 2015
Three initial neighborhood meetings in the target areas	Agenda & meeting minutes	March 2016
Neighborhood update meetings, LEAC meetings, and business outreach (small group meetings, BAC meetings, and one-on-one business meetings) to: (1) create awareness of USEPA assessment grant, and (2) assist with site selection and access agreements	Meeting minutes	Ongoing
Project update reports to each municipality	Municipal meeting minutes	Ongoing

Project Task #2 – Site Inventory, Reuse Planning & Selection

An initial brownfields inventory has been developed over the past few years for each of the coalition members. Interactions with the Illinois Environmental Protection Agency (IEPA) have helped confirm brownfields eligibility for these sites. Some of the identified sites have recently been acquired by local government, but local government is not considered a potentially responsible party. Therefore, site access will not be an obstacle.

Other identified sites are privately owned. At some of the privately owned sites, discussions with the property owners have begun in an effort to obtain site access agreements. Because of transportation and infrastructure access, developers have expressed interest in a few of these sites.

This initial inventory will be supplemented through a site review by the environmental consultant to determine if additional sites suggested by residents or the municipal government meet the definition of a brownfields site.

Activities	Deliverables	Completion Date
Meetings with neighborhood groups to update inventory of brownfield sites within each municipality	Meeting minutes	Winter 2014/2015 through early Summer 2015
Identify additional sites and confer with IEPA on site specific eligibility	Additional site list & concurrence memo from IEPA	Summer 2015
Obtain site access agreements from owners	Site access agreements	Summer 2015

Project Task # 3 – Phase I Environmental Site Assessments (ESAs)

Eleven Phase I ESAs at a cost not to exceed \$2,500 per assessment are anticipated if this grant is awarded. Phase I ESAs will be conducted in accordance with ASTM 1527-13 and the USEPA's All Appropriate Inquiries Rule. All Phase I ESAs should be completed by September 30, 2016.

Project Task # 4 – Quality Assurance Project Plan (QAPP)

Prior to conducting any Phase II ESAs that might be needed, an area-wide QAPP will be prepared which will describe the quality assurance/quality control guidelines to be followed during the Phase II ESAs. The Project Manager and the environmental consultant will confer with the USEPA Project Officer and USEPA QAPP specialist before preparing the QAPP, and the QAPP will be provided to USEPA before field work on any Phase II ESA commences.

Activities	Deliverables	Completion Date
Conduct pre-QAPP call with USEPA	Conference call with USEPA staff and environmental consultant	June 2015
Prepare Draft QAPP	Draft QAPP submitted to USEPA for review	September 2015
Prepare Final QAPP based on USEPA comments	Final QAPP submitted to USEPA for approval	January 2016

Project Task # 5 – Phase II Environmental Site Assessments (ESAs)

At least six sites are anticipated to need Phase II ESAs and these sites may be enrolled in the IEPA's Site Remediation Program (SRP). As with the Phase I ESAs, the environmental consultant will conduct all Phase II ESAs that are needed. A Work Plan which includes a Sampling & Analysis Plan will be developed, and, upon approval, the site investigation will be initiated. After the investigation is complete, a Site Investigation/Remedial Objectives Report will be completed in accordance with the SRP. A Health and Safety Plan will be developed for each site before sampling activities are conducted.

Activities	Deliverables	Completion Date
Select sites for Phase II ESAs	List of sites following completion of Phase I ESAs	October 31, 2015
Meet with IEPA to enroll sites in the SRP	Meeting minutes	January 31, 2016
Prepare Sampling and Analysis Plan	Submit Sampling and Analysis Plan to IEPA and USEPA for approval	April 30, 2016
Prepare Health and Safety Plans	Submit site specific Health and Safety Plans to IEPA and USEPA for approval	April 30, 2016
Conduct Phase II ESAs	Site Investigation/Remedial Objective Report	August 30, 2016

Project Task # 6 – Remedial Action Plan & Design

If contamination is found to exceed SRP Tier 1 Remediation Objectives, a Remedial Action Plan will be completed. Remedial Action Plans are anticipated for four sites and are expected to be completed by November 30, 2016.

Task	Output Measurement	Outcome Measurement
Community Involvement	<ul style="list-style-type: none">- # of small group meetings- # of Advisory Committee Meetings- # of meetings with businesses- # of public announcements issued- # of outreach materials created	<ul style="list-style-type: none">- # of attendees at meetings- # of inquiries received- Community support for redevelopment
Site Characterization	<ul style="list-style-type: none">- # of sites screened- # of Phase I ESAs- # of Phase II ESAs	<ul style="list-style-type: none">- # of sites/acres assessed- # of sites/acres with no Recognized Environmental Conditions- # of sites/acres that meet SRP Tier One Remediation Objectives
Remediation & Redevelopment	<ul style="list-style-type: none">- # of Remedial Action Plans prepared	<ul style="list-style-type: none">- # of Remedial Action Plans approved by IEPA- # of jobs created/retained- Increase in property tax revenue- Increase in sales tax Revenue

ii Budget Table

Budget Categories	Project Tasks					
	Consultant Selection & Community Involvement	Site Screening & Selection	Phase I ESAs	QAPP	Phase II ESAs	Remedial Action Plan & Design
Personnel	In-Kind	In-Kind	In-Kind	In-Kind	In-Kind	In-Kind
Fringe Benefits	0	0	0	0	0	0
Travel	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$0	\$0	\$0	\$0	\$500
Contractual	\$23,300	\$4,500	\$27,500	\$3,000	\$122,700	\$18,000
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$23,800	\$4,500	\$27,500	\$3,000	\$122,700	\$18,500

c. Ability to Leverage

Lemont plans on using TIF funds to support the redevelopment of brownfields. Three TIF Districts have already been established in the downtown district and the industrial corridor east of the downtown. Lockport and Crest Hill might be able to secure additional funding for redevelopment and infrastructure improvements from other grant sources including: Community Development Block Grant (CDBG) grants in low/moderate income areas.

3. Community Engagement and Partnerships:

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

i Community Involvement Plan.

The Plan for this initiative will be based on maintaining two-way communication from the outset of the project and through its completion. Unlike some other public involvement efforts, this Plan will place the emphasis on soliciting input from residents early in the project.

A preliminary contact list has been started building upon recent community contacts initiated by the coalition members and the Lemont Park District. The contact list includes property owners, federal, state, and local government, and the news media. Among these groups and individuals are the local environmental group CARE which has been active in Lockport and the surrounding area for approximately 20 years, faith based organizations such as the Hindu Temple, and ethnic groups such as the Lithuanian Cultural Institute and the Hispanic Latino Coalition of Will and Grundy Counties.

The focus and tools of this Plan include the following:

Listening & Dialogue

One-on-one and small group meetings are where constructive dialogue best occurs. Listening to residents through these small group meetings—not large public meetings where meaningful

dialogue seldom occurs—will be supplemented by additional input gained from the established channels with civic, historic, environmental, and neighborhood groups.

Brownfield Advisory Committee (BAC)

With three municipalities represented on the coalition, a community advisory group is a proven tool for conducting public involvement for an area of this size. While other public involvement tools will be applied on this project, this group, which will be called the Brownfield Advisory Committee (BAC) will be the largest mechanism for maintaining dialogue. The BAC will include representatives from these segments of the population: business, economic development, environmental, government, neighborhoods, and property owners. This committee will function throughout the life of the project and will provide input to all of the municipalities and the environmental consultant. In addition, the BAC will also provide an additional mechanism for residential input.

Encouraging Involvement from Segments of the Population not typically active in government programs

Asian and Hispanic residents have not participated in local government meetings in numbers that reflect their portion of the population in this area. With virtually all of the brownfield sites located in areas where minority populations live, the following measures will be taken to solicit their input:

1. *Translation of written materials.* Many of these first generation immigrants struggle because of deficiencies with the English language. These deficiencies can be magnified when talking about environmental and health concepts which are not always easy to translate.
2. *Sensitivity to cultural differences.* The expectation that all minorities will actively participate in government functions is not realistic. Consequently efforts to reach out to minority neighborhoods through faith-based organizations, businesses and community leaders will be made.
3. *Use of other forums.* Since attendance at formal public meetings by minorities in this area has been lower than expected, other forums will be used. In addition to one-on-one and small group meetings, municipal web sites, kiosks, and surveys will be conducted to convey information and to solicit additional input.

ii. Communicating Progress

Information about the Brownfield grant and how it is part of municipal redevelopment efforts will be created and disseminated through a project brochure, municipal web-sites, and the use of social media. Throughout the project, progress on site selection, site assessment, and redevelopment decisions will be communicated through the BAC, one-on-one meeting, small group meetings, and fact sheets to supplement the municipal web-sites.

In addition, a series of news releases will be prepared which announce the USEPA grant award, describe how residents will have input, and provide updates on the progress and results of the grant. These news releases will be issued to these newspapers--Lemont Patch, Daily Southtown, the Herald News, and the Chicago Tribune Local--along with radio and television stations serving the area.

Meetings with private property owners, both through meetings of the BAC and through one-on-one or small group meetings in each municipality, will be facilitated to explain the brownfield assessment and remediation process, obtain site access agreements, and answer questions.

b. Partnerships with Government Agencies

Project success will be enhanced with assistance from established partnerships with the following organizations:

Illinois Environmental Protection Agency: The IEPA has provided needed guidance to all three municipalities and will continue to be an important resource with this project.

Illinois Department of Natural Resources: With brownfield candidate sites located near a sensitive ecosystem with endangered species, any questions involving habitat enhancement and species protection will be coordinated with IDNR.

Will County Public Health Department: Human exposure pathways and potential health risks will be discussed with the Will County Public Health Department. Additional assistance regarding health impacts stemming from exposures to contaminants at brownfield sites is available from the Illinois Department of Public Health's Division of Environmental Health.

Will County Forest Preserve District: Four Will County Forest Preserve-managed natural areas are potentially impacted by brownfield sites. Close coordination with the Will County Forest Preserve is anticipated.

Will County Governmental League: Coalition partners are participating members of the WCGL along with 27 other communities. The staff of the WCGL can also assist the municipal coalition partners with administrative requirements to form linkages with bike/walking trails in the surrounding communities.

c. Partnerships with Community Organizations

The coalition partners have worked with the following organizations who will be project partners.

Lemont/Lockport OAN: The OAN is a community-based environmental organization in its eleventh year of existence. This partnership will help the Brownfield grant process in two ways. First, the OAN will provide another voice for community concerns. Second, the Coordinator Tom Ballard has extensive experience with chemicals and his knowledge of chemical use at various businesses in Lemont and Lockport will help during the screening and assessment phases of the project. He also speaks with residents and businesses every week.

Lemont Environmental Advisory Commission (LEAC): The LEAC is a group of Lemont residents chaired by Reverend Bergmark that review and participate in many environmental projects throughout the community. This group will play an active role in the Brownfield Grant by serving on the Project Team. The LEAC will have three major responsibilities: (1) provide direct input on environmental issues, (2) serve as co-liaison with the environmental consultant selected to conduct the technical tasks described in the grant application, and (3) assure that

neighborhood goals and residential concerns expressed during the public involvement process are consistent with redevelopment targets and land uses.

The LEAC has earned a high level of credibility among residents in Lemont and Lockport by clearly asserting environmental concerns before officials in the current and previous administrations of both municipalities.

4. Project Benefits:

a. Health/Welfare and Environment

As Will County continues to grow, more growth is being seen in the southern and western portions of the County. Informal surveys with persons who have moved to these areas indicate their preference to avoid the perceived contamination and suspected potential health problems associated with brownfield sites. Some developers have also mentioned fears of environmental liability in the older developed areas of Lemont and Lockport. Instead they are opting for greenfields located in other parts of the County that are still near interstate highways and rail connection.

Unightly brownfield sites are located at the portals of all three municipalities. First impressions of the visual quality of a municipality can affect how it is perceived by travelers and residents which may impact a community's social and economic vitality. This brownfield grant can be the catalyst for economic redevelopment by removing the fears concerning environmental liability. At the same time, the stigma associated with abandoned property and the lingering despair about employment losses can be reduced when these properties are redeveloped.

Urban run-off has caused fish and other water quality impairments in the local waterways as documented by the IEPA. Runoff from brownfield sites are contributing to these impairments. Redeveloping brownfields will allow the coalition members to better manage storm water runoff into the waterways and protect the endangered and sensitive species that live in the River Valley.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i Planning, Policies, and Other Tools

Three planning tools—the Lemont 2030 Comprehensive Plan, the Lemont Park District's Strategic Plan and the Lemont Active Transportation Plan—are now in alignment supporting the need to identify and remediate brownfield sites. When surveyed, residents voiced as high on their priorities the need for better air, land and water quality. Related needs include improved opportunities for economic development and recreational amenities that link bike/walk pathways to each other in the area and to parks and open spaces. Brownfield redevelopment will mean that additional public improvements can be made in areas where sewer, water and storm water utilities are badly needed.

ii Integrating Equitable Development or Livability Principles

Lemont continues to seek sustainability practices that could be applied to commercial and residential development. The Village has been involved with the construction of a "green" energy efficient home and the new Village Police Station. Both of these projects included new approaches to energy efficiency while relying on safer building products. The Village intends to provide incentives to brownfield redevelopers who apply these sustainability approaches.

A comprehensive approach to managing storm water is supported by the coalition partners. A natural infrastructure network (NIN) has begun which is an interconnected network of natural areas and open spaces to sustain clean water and provide a variety of benefits to people and wildlife. Green infrastructure measures (permeable pavers, bioswales, etc.) and low impact development will be pursued on those brownfield parcels near the three waterways in the project area.

c. Economic and Community Benefits (long-term)

Redeveloping key brownfield sites will help the members of the coalition restore a lost portion of their tax base still crippled by two waves of business closings and property values which have not rebounded since the 2008 economic downturn. Commercial redevelopment along State Route 83 and Route 53/7 is feasible because of the ample parcel size and recent infrastructure improvements. Redeveloping these sites would help restore some of the jobs lost since 2008 while removing eyesores along these community portals.

Removing abandoned buildings, along with the fear of contaminants at these brownfield sites will help improve the use of and connection with existing walkway/bike paths. Residents must feel they can safely reach and use these trails without encountering abandoned buildings, fear of being mugged, or the potential exposure to hazardous substances. Developing safe connections to these pedestrian trails, including the Centennial Trail and the I & M Canal Trail both of which span all three municipalities, and the Cal-Sag Trail should help reduce vehicle traffic within each municipality as well as between the municipalities. The I & M Canal area has been designated as a National Heritage Corridor, but these brownfield sites are presently deterrents to tourists.

Lemont and Lockport have achieved some success in creating green space in industrial areas throughout the Waterway Corridor. Negotiations with some of the industrial companies in the Corridor resulted in land donations and financial support to develop green space for recreational opportunities. A prime example is the bridge construction over the I & M Canal to connect the east and west pedestrian paths (linking Lockport and Lemont) that are part of the I & M Canal Trail. Prior to the bridge construction, there was no connection between the east and west portions of this trail. A pavilion and picnic area was added along this trail too. Connecting both portions has increased the trails use. Brownfield sites in Crest Hill, however, are one of the obstacles which prevents their connecting to the I & M Canal Trail.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The Village of Lemont, the lead coalition partner who will administer this grant, has ready and available staff capable of overseeing and implementing a USEPA Brownfields Grant. The Project Team will consist of the Lemont Village Administrator, Community Development Director, and the Lemont Environmental Advisory Committee chairperson. The Project Team will be in place through the entire grant period.

Within Lemont, the Administration Department will be responsible for coordinating the project. The Community Development Director will provide redevelopment guidance as well as marketing strategies to promote economic development. The Village's Finance Director will

provide financial tracking and grant documentation support to ensure the grant requirements are met. The experience and expertise of each of the project team member are discussed in the following section.

The Administration Department is led and will be represented on this project by Village Administrator, George Schafer. He has been involved with downtown redevelopment which has included completing a Master Plan, creating the Downtown Canal District TIF, construction of a five story mixed use development along the I&M Canal, and completion of the recently adopted Comprehensive Plan.

Charity Jones, Community Development Director, has been involved in several redevelopment projects. She has successfully attracted new commercial businesses to Lemont and other municipalities.

The LEAC will serve a dual role by providing: (1) an ongoing, direct voice about neighborhood environmental concerns, and (2) additional support and oversight related to the Brownfields Grant. Reverend Bergmark, LEAC Chairperson, is a well known figure in Will County who has been active in environmental matters for over 30 years. His wide and deep ties with neighborhoods across all three municipalities make him a valuable member of the project team.

b. Audit Findings

The coalition partners, individually or collectively, have not received adverse audit findings.

c. Past Performance and Accomplishments

The coalition partners, individually or collectively, have not previously applied for a USEPA Brownfield grant. Lemont, as the lead partner who would manage this grant, if awarded by USEPA, has successfully managed federal and state grant funds. The following grant projects are examples:

The Illinois Department of Commerce and Economic Opportunity awarded a \$100,000 grant (Illinois First funds) to improve the Heritage Quarries Park through the construction of a pavilion/picnic area, extension of a walkway/bike path and construction of a parking lot.

The Illinois Department of Transportation awarded a \$100,000+ grant (ARRA / Safe Routes to School) for intersection improvement, including traffic signals, sidewalk extension, and crosswalk enhancements.

Cook County has awarded several Community Development Block Grants in amounts ranging between \$75,000 to \$100,000. These funds have been used for public improvements within low and moderate income areas.

Grant reporting was completed in a timely and acceptable manner for all of these grants. Multiple communication modes—including small group collaborations, public meetings, newsletters, and news releases—were employed to communicate the successful results of these projects.

Threshold Criteria For Assessment Grants

Coalition Applying for a Community-Wide Assessment Grant

1. Applicant Eligibility:

The Village of Lemont, Illinois, is the grant applicant in a coalition of three incorporated municipalities.

- Lemont is a unit of local government incorporated as a village in 1873.
- Lockport is a unit of local government incorporated as a city in 1853.
- Crest Hill is a unit of local government incorporated as a village in 1960.

Attached to this proposal are letters from Lockport and Crest Hill in which they agree to be part of this coalition. None of the coalition members have applied for an individual community-wide or site-specific grant or as part of another coalition.

2. Letter from State Environmental Authority:

The Illinois Environmental Protection Agency provided a letter acknowledging that the applicant plans to conduct assessment activities and is applying for this grant (letter attached).

3. Community Involvement:

Dialogue with residents and between the municipalities about the planning and implementation of brownfield assessment activities will begin immediately upon award of the grant. Most of the community involvement activities will be designed to occur early in the planning process to identify brownfield sites and redevelopment goals that fit neighborhood needs.

While conventional communication methods will be used including a project brochure, municipal web-sites; news releases and fact sheets, more effective community involvement tools will be needed. With three municipalities involved, a community advisory group called the Brownfield Assessment Committee (BAC) will be assembled. The BAC will be supplemented by small group and one-on-one meetings throughout the project. Site selection, site assessment, and redevelopment goals will be discussed and communicated through the BAC and smaller group meetings.

Special steps will be taken to encourage involvement among minorities who have not been active in other government functions. Sensitivity to cultural differences, translating information, and the use of other forums—such as neighborhood groups and faith-based organizations—will be applied to reach Asian, Hispanic, and African-American residents.

4. Site and Property Ownership Eligibility: N/A since this is a community-wide assessment grant.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

October 28, 2014

Village of Lemont
Attn: Mr. George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439

Dear Mr. Schafer:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Coalition Grant application to U.S. EPA. As the lead coalition member, the Village of Lemont intends to apply for \$200,000 – all of which is to be used for hazardous substances.

Coalition members include the Village of Lemont; the City of Crest Hill; and the City of Lockport.

Illinois EPA acknowledges the Village of Lemont's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

Steve Colantino by M.C.

Steve Colantino, Manager
Office of Brownfields Assistance

c: Brad Bradley – U.S. EPA Region 5
Romona Smith – U.S. EPA Region 5



Historic Preservation Commission
418 Main Street
Lemont, IL 60439-3788
(630) 257-1590

November 1, 2014

George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Letter of Support
FY 2015 U.S. EPA Brownfields Hazardous Substances Grant Application
Village of Lemont, IL

In an effort to preserve, protect and promote Lemont's rich history, architecture and abundant natural resources, the Village of Lemont established a downtown Historic District in 2001 that includes three or more properties considered as brownfield sites. Efforts in redevelopment within the Historic District have demonstrated that a successful mix of new and old architecture can only enhance Lemont's enormous potential as a historic site and recreation destination.

The Historic Preservation Commission, appointed to review and advise the Village Board on both renovation and new construction in the Historic District, supports the Village's efforts to assess and remediate these brownfield sites to maximize their potential as viable properties and protect the fragile environmental balance of the Historic District.

If the Historic Preservation Commission can provide any additional testimony or information regarding the Brownfields Hazardous Substances Grant Application, please do not hesitate to contact me.

Sincerely,

HISTORIC PRESERVATION COMMISSION

Barbara A. Buschman
Chairman

November 26, 2014

George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439



RE: Brownfield Assessment Grant

Dear Mr. Schafer,

On behalf of the Lemont Area Chamber of Commerce, I would like to fully support the Village of Lemont's efforts toward applying for the Brownfield Grant through the USEPA for the environmental cleanup of the area known as Route 83 and Main Street in Lemont.

The Lemont Area Chamber of Commerce realizes just how vital this parcel of land is to future business development as well as pedestrian and bicycle pathways that are adjacent to the Des Plaines River and the I & M National Heritage Corridor.

This grant is crucial in the cleanup efforts which will in turn lead to the revitalization of this underutilized area by allowing for new business growth and subsequently increased job formation which is so vital in the state of Illinois in 2015 and beyond.

As the largest business organization in the area, the Lemont Chamber of Commerce is a strong strategic partner with the Village of Lemont and would welcome the opportunity to work with all agencies that are involved in this exciting new land development project.

Sincerely,

A handwritten signature in black ink that reads "Glenn W. Pasiewicz". The signature is fluid and cursive, with the first name "Glenn" being more prominent.

Glenn W. Pasiewicz
Executive Director



Lemont Environmental Advisory Commission

418 Main Street Lemont, IL 60439-3788 630-257-1550

October 28, 2014

George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

Dear Mr. Schafer:

Through this letter I will affirm the role of the community-based Lemont Environmental Advisory Commission (LEAC) on the Village Project Team that would administer a Community-Wide USEPA Brownfield Assessment Grant. I will represent the LEAC on this team. The LEAC role on this team will be to:

- 1 Provide direct input on environmental issues,
- 2 Serve as a co-liaison with the environmental consultant selected to conduct the technical tasks described in the grant application, and
- 3 Assure that neighborhood goals that emerged during the development of the Comprehensive Plan and the residential concerns voiced during the public involvement process which will be conducted throughout the three year grant period are consistent with redevelopment targets and land uses.

The LEAC has earned credibility with Lemont residents on environmental matters. Our role on the Village Project Team will be our highest priority to make sure that the grant is fulfilled in a manner that benefits the entire community.

The LEAC strongly believes that a USEPA Brownfield grant in Lemont will help achieve realistic re-use of properties along Archer Avenue and in the adjacent communities of Lockport and Lemont. Redevelopment of Brownfield properties in these three municipalities will help link pedestrian/bicycle traffic through the I & M National Heritage Corridor and reduce runoff containing contaminants into our waterways.

Sincerely,

Reverend Glenn Bergmark
Chairperson
Lemont Environmental Advisory Commission



Village of Lemont

418 Main Street, Lemont, IL 60439-3788

630-257-1550 • Fax 630-257-1598 • www.lemont.il.us • vlemont@lemont.il.us

December 16, 2014

George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

Dear Mr. Schafer:

The Lemont Odor Alert Network (OAN), which primarily consists of businesses and concerned residents, will gladly serve in a support role should the Village of Lemont receive a USEPA Community-Wide Brownfield Assessment Grant.

From previous discussions, I understand the Lemont OAN would have a dual role that would continue through the entire life of the grant.

The first role of the Lemont OAN would be to supplement an active public involvement program based on small group meetings by providing additional information about community concerns. As the OAN Coordinator, I speak directly with residents and employees of local businesses every week. Consequently, I listen to and discuss with residents their environmental concerns. In addition, through my discussions with businesses to identify sources of nuisance air emissions and various operating problems that cause these emissions, I also hear about facility closures and expansions.

The second role of the Lemont OAN will be to provide the Village with another layer of expertise on chemical matters. With over 20 years of experience in chemical emergency management, I can help answer questions that Village officials and residents have about previous land-uses where chemicals were involved. Conversely, during interactions with the Village Project Team or directly with the environmental consultant I can also bring to the forefront questions about chemical storage, risks to human health and infrastructure from chemical concentrations found in soil and water, and the likelihood of chemical migration to nearby properties and waterways.

Because of the industrial legacy in Lemont, some abandoned properties are not being redeveloped because of misperceptions that chemical problems may exist. The grant you are pursuing should help gather information that can remove these fears. I am anxious to serve the Village in the dual role described above.

Sincerely,

Tom Ballard
Coordinator,
Lemont OAN



Village of Lemont

418 Main Street, Lemont, IL 60439-3788

630-257-1550 • Fax 630-257-1598 • www.lemont.il.us • vlemont@lemont.il.us

December 16, 2014

Brad Bradley
Romona Smith
Brownfields Coordinators
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

RE: USEPA Assessment Grant Coalition
TIF Leverage Letter

Dear Ms. Smith & Mr. Bradley:

Lemont is serving as the lead entity with two other municipalities, Crest Hill and Lockport, to redevelop brownfield sites through a USEPA Brownfield Assessment Coalition Grant application in December, 2014. A copy of this letter will be attached to the grant application.

Lemont is committed to successfully completing all requirements of this grant. To help assure that all site screenings and Phase I and Phase II Environmental Site Assessments are properly completed, the Village plans on leveraging TIF funds to support redevelopment of those brownfield sites in the downtown district and nearby industrial corridor where TIF districts have been established.

The Village has spent \$25 million in TIF generated funds on road construction and streetscape improvements; extending water and sewer lines and stormwater improvements; and constructing a public parking facility. To support the successful completion of Phase I & Phase II Environmental Site Assessments, the Village is prepared to leverage additional funds up to \$40,000.00 if needed.

Should you have any questions, feel free to contact me.

Sincerely,

George Schafer
Village Administrator



Lockport: City of Historic Pride

City of Lockport

Steven Streit, *Mayor*
Alice Matteucci, *City Clerk*
David H. Palya, *Treasurer*
Ronald L. Caneva, *Attorney*
Benjamin J. Benson, *City Administrator*

Central Square Building, Suite 4, 222 E. Ninth Street, Lockport, Illinois 60441-3497 Phone (815)838-0549 Fax (815)838-9498

November 26, 2014

**George J. Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439**

RE: USEPA Brownfield Coalition Grant

Dear Mr. Schafer:

Through this letter I acknowledge that the City of Lockport has agreed to be part of the coalition which includes Crest Hill and Lemont. This coalition is seeking a USEPA Brownfield Coalition grant to assess brownfield sites.

As a coalition member, I understand that Lemont will be the lead entity which makes Lemont responsible for preparing the grant application and fulfilling all reporting requirements to USEPA if the grant is awarded.

We appreciate the opportunity to be part of this coalition.

Sincerely,

**Ben Benson
City Administrator
City of Lockport**

City of CREST HILL

Illinois

1610 PLAINFIELD ROAD, CREST HILL, ILLINOIS 60403 PHONE 815-741-5100

Raymond R. Soliman
Mayor

Vicki Hackney
Clerk

December 1, 2014

Glen Conklin
Treasurer

George J. Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

Ward 1
Scott Dyke
John Vershay

RE: USEPA Brownfield Coalition Grant

Ward 2
Claudia Gazal
Barbara Sklare

Dear Mr. Schafer:

Ward 3
Tina Oberlin
Candi Thuringer

Through this letter I acknowledge that the City of Crest Hill has agreed to be part of the coalition which includes Lemont and Lockport. This coalition is seeking a USEPA Brownfield Coalition grant to assess brownfield sites.

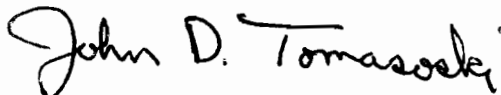
Ward 4
Charles Convery
Tom Inman

As a coalition member, I understand that Lemont will be the lead entity which makes Lemont responsible for preparing the grant application and fulfilling all reporting requirements to USEPA if the grant is awarded.

John D. Tomasoski
Administrator

We appreciate the opportunity to be part of this coalition.

Sincerely,



John D. Tomasoski
City Administrator